

# The Great Lawn at Grass Lawn Park

## Sports Field Improvements

Proposed Fee for Professional Services - November 5, 2007

**Richard VanDeMark, landscape architect, inc., p.s.**

Breakdown of Work in Personnel hours	Totals
Hourly Billing Rates	
<b>Task 1 Schematic Design</b>	
Meet with City representatives to clarify goals for site redevelopment	\$320.00
Prepare CAD base plan using existing as-built information and survey data	\$580.00
Prepare a proposed design and construction schedule	\$195.00
Review site utilities for improvements	\$960.00
Prepare preliminary overall site plans, with multiple layout options	\$1,800.00
Coordinate preliminary field layout with KCDA vendors	\$255.00
Meet with City staff to review layout options.	\$653.50
Coordinate with KCDA synthetic turf and field lighting vendors to prepare preliminary design drawings	\$356.25
Review field improvement plan with City representatives.	\$422.50
Present field improvement plan to Parks & Trails Commission as public meeting	\$858.00
Meetings	\$858.00
	<b>\$7,258.25</b>
<b>Task 2 Design Development</b>	
Prepare 60% drawing package to include:	
Demolition plan	\$1,576.00
TESC plan	\$1,436.00
Site improvements and fencing plan	\$3,490.00
Grading plan	\$1,144.00
Details	\$4,100.00
Subsurface drainage (plan and coordinate w/Civil)	\$572.00
Irrigation and washwater system	\$1,124.00
Storm drainage plan	\$1,124.00
Permeable field structure materials & synthetic turf surfacing plan (Coord. W/vendor & Civil)	\$2,544.00
Paving plan	\$994.00
Site landscape restoration	\$2,518.00
Lighting layout (Coord. Eng. W/design by Owner's vendor)	\$624.00
Provide construction cost estimate.	\$674.00
Prepare application for and attend Pre-application meeting	\$1,748.00
Prepare SEPA checklist	\$2,908.00
Meetings	\$1,280.00
	<b>\$27,856.00</b>
<b>Task 3 Construction Document Design</b>	
Incorporate permitting comments into design package.	\$1,264.00
Coordinate with KCDA vendors to prepare final design of all systems and components	\$1,350.00
Working drawings and construction details	\$6,336.00
Construction specifications ("front end" by Owner)	\$2,804.00
Prepare bidding documents for distribution by Owner	\$424.00
Acquire City permits	\$1,956.00
Update construction cost estimate.	\$380.00
Meetings	\$1,280.00
	<b>\$15,794.00</b>
<b>Task 4 Construction</b>	
Attend pre-construction conference.	\$372.00
Endorse for approval or disapproval all materials and equipment submitted by the contractors	\$432.00
Conduct surveillance of construction to include periodic visits to the site to observe the progress and quality of the work	\$2,904.00
Issue instructions for and of the Owner to the Contractor and prepare RFI, field directives and change orders, if applicable	\$692.00
Coordinate appropriate materials testing (testing fees not included)	\$380.00
Keep the Owner advised as to the progress of the work	\$760.00
Complete substantial completion inspection and generate and distribute discrepancy (punch list) items	\$502.00
Processing of contract progress payment requests	\$337.00
Final inspection and certification of completion	\$415.00
Process Contractor/vendor supplied operating and maintenance manuals as required	\$95.00
Furnish to Owner construction record drawings prepared by contractor	\$502.00
Complete warranty and guarantee inspections at the completion of one year following completion of construction	\$337.00
	<b>\$7,728.00</b>
<b>Subtotal Prime Consultant</b>	<b>\$58,636.25</b>
Electrical Engineer (Engineered Electrical Systems, Inc.)	\$5,000.00
Coordinate with lighting Vendor, review existing service, recommend improvements, coordinate with PSE	
Civil Engineer (2020 Engineering, Inc.)	\$20,000.00
Prepare Technical Information for Surface Water Storm Drainage Analysis in accordance with the City of Redmond and King County requirements	
Structural Engineering (Perbix Bykonen, Inc.)	\$2,500.00
Review of designs and preparation of calculations for structural elements	
<b>Subtotal Subconsultants</b>	<b>\$27,500.00</b>
Subconsultant Markup (12%)	\$3,300.00
<b>Grand Total</b>	<b>\$89,436.25</b>
<b>EXCLUDED SERVICES</b>	
Excluded Services are not a part of Landscape Architect's Basic or Additional Services and are the responsibility of others. Excluded Services include, but are not limited to, the following: Analysis of subsurface conditions; soil issues (including soil content, level of compaction); lot line location; utilities location; security; identification or handling of hazardous materials. The City shall be solely responsible for all subsurface soil conditions and shall advise Landscape Architect of any known or suspected contaminants at the site. No work related to the identification and/or abatement of hazardous material is included. No maintenance activities are included.	